



MEETING MINUTES
BOARD OF DIRECTORS
Wednesday, September 26, 2018, 1:00 p.m.
Recreation Center, Lounge I

1. The meeting was called to order by President Georganeat 1:00 p.m. The Pledge of Allegiance followed and a quorum was established. The Board Meeting was attended by 13 members/homeowners and seven (7) Board Members

Board Member	Present	Absent
Georganne Rodgers-Garn (President)	X	
Deb Kenyon (Vice President)	X	
Jack Bourquin (Secretary,Paving & Compl)	X	
Brad Richards (Treasurer)	X	
Jim Riechers (Landscaping)	X	
Bruce Garnett (Compliance)		X
Chris Christensen (Rec Center Maint)	X	

2. OPEN FORUM

[Homeowners’ opportunity to present factual, objective concerns to the Board. Limited to three (3) minutes.]

1. Diane Hubbell brought the walking hazards being presented by sand, rocks and debris that wash out of the alleys and flows over the sidewalks. This makes it unsafe for everyone, whether they have mobility issues or not. Brad Richards responded: 60% of the alleys are owned by the County but they do not maintain them. The other 40% were abandoned by the County to the Homeowners to maintain. Some Homeowners keep their alley section maintained, others do not. Jim Riechers, Landscaping Director will be looking into getting the County to abandon the 60% to the HOA so we can maintain them.

2. Dale Greene brought up a compliance issue in the common area by his townhouse. They leave for the summer and arrange to have a landscaper keep the backyard clear of weeds. However, the “right of way” area leading to the back common area is blocked by trees and bushes belonging to the Homeowner on the north end. The landscaper cannot get in to service his yard so when he returns for the winter, it is very overgrown. Both the Landscaping Director and the Compliance Director will look into this situation.

3. SECRETARY’S REPORT

[Minutes are posted on the website. Copies of Minutes are available in the Office for anyone who requests a copy. Please call in advance to allow time for copies to be made.]

Minutes for April, 2018 were read by MaryAnn Jackson.

A motion was made and seconded to accept the Secretary’s Report. The Board vote indicated unanimous acceptance.



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4. TREASURER’S REPORT

[Treasurer is available to answer questions throughout the month. Members/homeowners should feel free to contact him through the Office.

Brad Richards reported:

Balances: As of	August, 2018
Checking Account	\$108,488
Money Market Reserve Account	\$74,170
Replacement Reserve Account	\$182,491
Total Cash Assets	\$365,199
Fixed Assets	\$26,504
Total Assets	\$391,704
Total Liabilities	\$1,878

Past due accounts: All are now paid except for one (1) which is an empty lot assessment.

A motion was made and seconded to accept the Treasurer’s Report. The Board vote indicated unanimous acceptance.

Brad reminded everyone present that January 21st, 2019, will be the Annual Member Meeting. He also announced that Linda Christensen will be taking over the Office Manager position, MaryAnn will be stepping away.

4. PRESIDENT’S REPORT

- President Georganne Rodgers-Garn reported.
 - Paving is done on Rio Altar.
 - Hold is on a possible Bocce Ball court. The Homeowner who asked about one hasn’t presented any further information as yet. He is still interested and is working on getting a preliminary bid. This would be presented for 2020 Budget.
 - There will be 3 vacancies on the Board for 2019. Brad Richards, Jack Bourquin and Bruce Garnett are the three that are leaving us.
 - Exercise Equipment is being looked into; there will be no additional cost to us for insurance. Brad Richards did some research on the two best types of equipment. Physical Therapists recommend a Nu Step Machine for rehab purposes. It is easy to get on and off of and easy to use. A Recumbent Bike is also recommended. Both of these, especially when used prior to knee or hip pre-surgery, help strengthen the back, thigh and leg muscles, which in turn helps in the post-surgery recovery. Profession grade equipment holds up better to non-professional use where home use equipment is more susceptible to breakage.



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- Vice President Deb Kenyon reported:
 - The roads issue was voted down by the Board of Supervisors. Per Chuck Huckleberry, the ONLY way, at this time, to get the roads fixed is to have Prop 463 pass. Otherwise there are no monies to fix roads. Our Board Representative, Steve Christy was very irritated over this. He was not happy about this turning into a bond issue. 1 positive thing about a bond issue is that the monies can't go into the General Fund and be used for anything else. It goes strictly to the roads and is regulated by the RTA. We won't have much, if any, tax increase since the current bond will be paid off and the new bond will take its place. Read about the bond issues carefully, they are very important. Again, at this time, this is the ONLY hope to get our roads fixed.
 - The Stone Garden monies were only ever used to fund mainly the overtime for Pima County Sheriff Deputies to respond to rural or remote areas when needed. It was not used to fund ICE units at the Border to separate families as it was being reported. Now that money, over \$1 million dollars, is gone.
 - The re-named Santa Cruz Regional Hospital (which was Green Valley Hosp.) is now out of Chapter 11 with a new CEO and will be having an Open Forum to answer the public's questions.
 - The new hospital being built in Sahuarita is being built by Northwest Hospital and so has some major sponsors behind it. It will be an emergency care – outpatient care center with under 20 beds.
 - The new 130 acre park is still being surveyed due to concerns of homeowners whose property back up to the area. It is in remediation but the County is still moving forward at this time.
 - Note on roads: if Prop 463 does pass, the GVC does have a road committee and the roads will be repaired by the list of roads that are ID'd as by need.

6. STANDING/AD HOC COMMITTEE REPORTS

- a. Architectural Committee: Bruce Garnett – absent
- b. Compliance & Paving: Jack Bourquin reported:
 - There were 14 violations – all are closed except 1. We've been in touch with owner.
 - Met with Bill Wilson, Cul de Sacs 7 – 13 & 22 driveways will be sealed in March.
- c. Common Area Landscaping: Jim Riechers reported.
 - Bert Nido, our Landscaping contractor, has worked thru out the summer. A few areas where the spraying didn't work, he's working on as well as rock banks.



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d. Rec Center Maintenance: Chris Christensen reported.

- We have a new hire in the Maintenance group. Chris Crum and he is a very hard worker.
- Back gate reader is working now.
- Chem Shed is done and now stores our pool chemicals
- Entrance beam & post were replaced and painted. 6 posts on the overhang were replaced and will be painted.
- Lock on the THWC shed was replaced so it can be opened from inside as well as outside – required per Fire Inspection
- Replaced the fan in the AC unit that cools Lounge II by the pool table.
- Pool was drained and pressure washed. There are still stains on bottom of pool but those come from minerals in the water, they aren't algae.
- Sand in the pool & spa filters were changed. This has to be done about every 5 years as general maintenance.
- Ramada glass wall posts are rotted at bottom and need to be replaced. Only vendor to bid on job was Woodward Construction at \$1,840.
- Restacked the rip rap rock at wash by entrance to Rec Center due to heavy rain runoff.
- Retired electrician Doug Kenyon has agreed to consult on the bringing up to code and lower the drive entry light poles. We need to see if we can do this in house or if we need to go outside.
- Solar panels – Measure 127 is up for vote. We will wait until after elections to see if it passes or not as that will impact on how and cost of project.
- Lounges I & II were painted. The plaques and art pictures will be hung back up.
- We will be painting the Rec Center trim this winter, going for a nice green color.
- The sidewalks are in need of being repainted.
- The lounge chairs bought last year – ½ have already failed. The “outside” guarantee on them would not be honored because they were used outside. Propose to buy 4 LaPhuma type chairs – 2 regular size and 2 large size. They should hold up better, the cost should be around \$1,000.
- The 15 round tables are cracked along the edges. Looking to replace at 15 which will run about \$2,000. The old ones may be put up for sale to homeowners if possible.
- Pool Heat exchangers were not replaced this year, they were in the budget to be but ours are still working well so this may be done next year.



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9. ANNOUNCEMENTS

- a. Next Board Planning Meeting Date& Time: Wednesday, October 24, 2018, at 1 pm
- b. Next Board Meeting Date and Time: WednesdayOctober 31, 2018, at 1 pm.

A motion was made and seconded to adjourn at 1:52 p.m. The Board vote indicated unanimous acceptance.

Respectfully submitted,

Jack Bourquin

typed by MaryAnn Jackson